

**BOARD OF ZONING APPEALS AGENDA  
JANUARY 9, 2007**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, January 9, 2007, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. MICHELLE R. MCCALL, SP 2006-HM-069 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modifications to the limitation on the keeping of animals. Located at 12120 Folkstone Dr. on approx. 22,977 sq. ft. of land zoned R-1. Hunter Mill District. Tax Map 36-1 ((14)) 33.  
DH  
Withdrawn
- 9:00 A.M. SIMIN HAYATI-FALLAH, SP 2006-SU-068 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction to certain yard requirements to permit construction of addition 10.4 ft. from side lot line. Located at 6220 Hidden Canyon Rd. on approx. 10,688 of land zoned R-C and WS. Sully District. Tax Map 53-3 ((3)) 49.  
DH  
Approved
- 9:00 A.M. CHRISTOPHER S. AND MARY G. KICHINKO, SP 2006-SP-066 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 3.9 ft. with eave 2.4 ft from side lot line. Located at 8907 Triple Ridge Rd. on approx. 24,626 sq. ft. of land zoned PDH-2. Springfield District. Tax Map 97-4 ((6)) 4.  
SV  
Decision  
Deferred to 1/23/07
- 9:00 A.M. VIJAY ALSI, SP 2006-PR-065 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 8475 Wolfrap Rd. on approx. 39,204 sq. ft. of land zoned R-1. Providence District. Tax Map 39-1 ((7)) 2.  
SV  
Approved
- 9:00 A.M. CHAN S. PARK, SP 2005-SP-012 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a church. Located at 12219 Braddock Rd. on approx. 5.4 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 57 and 58. (Admin. moved from 5/17/05, 7/19/05 and 10/25/05 at appl. req and 12/20/05) (Decision deferred from 1/31/06) (Indefinitely deferred from 5/9/06) (Decision deferred from 10/31/06)  
SV  
Decision  
Deferred to 2/13/07
- 9:00 A.M. ALI ESKANDARIAN, SP 2006-DR-067 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit dwelling to remain 13.2 ft. with eave 11.2 ft. from side lot line, 12.9 ft. with eave 7.5 ft. from other side lot line and 22.5 ft. from rear lot line and reduction to certain yard requirements to permit construction of second story addition 20.5 ft. from rear lot line and 12.9 ft. from side lot line. Located at 1109 Shipman La. on approx. 12,688 sq. ft. of land zoned R-2. Dranesville District. Tax Map 21-4 ((12)) 15.  
GC  
Approved

- 9:00 A.M. TRUSTEES OF FIRST PRESBYTERIAN CHURCH OF ANNANDALE AND SLEEPY HOLLOW PRESCHOOL, INC., SPA 71-A-030 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 71-A-030 previously approved for church and child care facility to delete child care center and permit nursery school and a change in permittee. Located at 7610 Newcastle Dr. on approx. 7.34 ac. of land zoned R-3. Braddock District. Tax Map 71-3 ((16)) A.  
GC  
Approved
- 9:30 A.M. ISRAEL LARIOS, SILVIA LARIOS AND ANTONIO LARIOS, A 2006-LE-007 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a carport and a dwelling do not comply with the minimum yard requirements for the R-3 District, in violation of Zoning Ordinance provisions. Located at 7320 Bath St. on approx. 10,062 sq. ft. of land zoned R-3. Lee District. Tax Map 80-3 ((2)) (34) 20. (Admin. moved from 5/2/06 and 5/1/07 for Notices Moved to 7/18/06 at appl. req.) (Deferred from 10/3/06 at appellants' request)  
CPJ  
Admin.  
Moved to 5/1/07 for Notices
- 9:30 A.M. GERMAN CABEZAS AND ROBINSON VILLALOBOS, A 2006-MV-059 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants have paved a portion of the front yard on property located in the R-2 District in excess of the allowable surface coverage under Zoning Ordinance provisions. Located at 3905 Colonial Av. on approx. 21,800 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 110-2 ((2)) 9.  
JC  
Upheld
- 9:30 A.M. BRADLEY C. JOHNSON, A 2006-PR-062 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established a contractor's office and shop and is allowing the parking of more than one commercial vehicle on property in the R-3 District in violation of Zoning Ordinance provisions. Located at 8231 Citadel Pl. on approx. 11,833 sq. ft. of land zoned R-3. Providence District. Tax Map 49-1 ((9)) (K) 1.  
JC  
Withdrawn
- 9:30 A.M. BEAZER HOMES CORPORATION, A 2006-PR-061 (Admin. moved from 2/27/07)  
Withdrawn
- 9:30 A.M. JOHN EVERETT AND CLAIRE EVERETT, A 2006-BR-030 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established a contractor's office and shop, are allowing the parking of more than one commercial vehicle, and have erected an accessory storage structure that exceeds eight and one-half feet in height, does not comply with the minimum yard requirements for the R-3 District and was erected without a Building Permit, all in violation of Zoning Ordinance provisions. Located at 7601 Dunston St. on approx. 13,572 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (47) 1. (Admin. moved from 9/19/06 at appl. req.) (Decision deferred from 11/14/06 and 12/5/06)  
EP  
Upheld
- 9:30 A.M. RODNEY AND JENIFER SPRATLEY, A 2006-PR-050 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established three separate dwelling units on property in the R-1 District in violation of Zoning Ordinance provisions. Located at 9732 Blake Ln. on approx. 21,261 sq. ft. of land zoned R-1. Providence District. Tax Map 48-1 ((1)) 142. (Decision deferred from 11/14/06 and 12/19/06)  
MAT  
Upheld

**JOHN DIGIULIAN, CHAIRMAN**